

BALLARD HUB URBAN VILLAGE REZONE

Briefing to City Council

February 3, 2010 – Revised March 31, 2010

Ballard Industrial Zoned Land

Primary Parcel Use Ballard

Manufacturing/Processing

Warehouse

Outdoor Storage

Heavy Sales/Service

Marine

Public Facilities/Utilities

Institutions

Research and Development

Office

Entertainment

Retail/Service

Residential

Open Space

Transportation

Right of Way

Parking

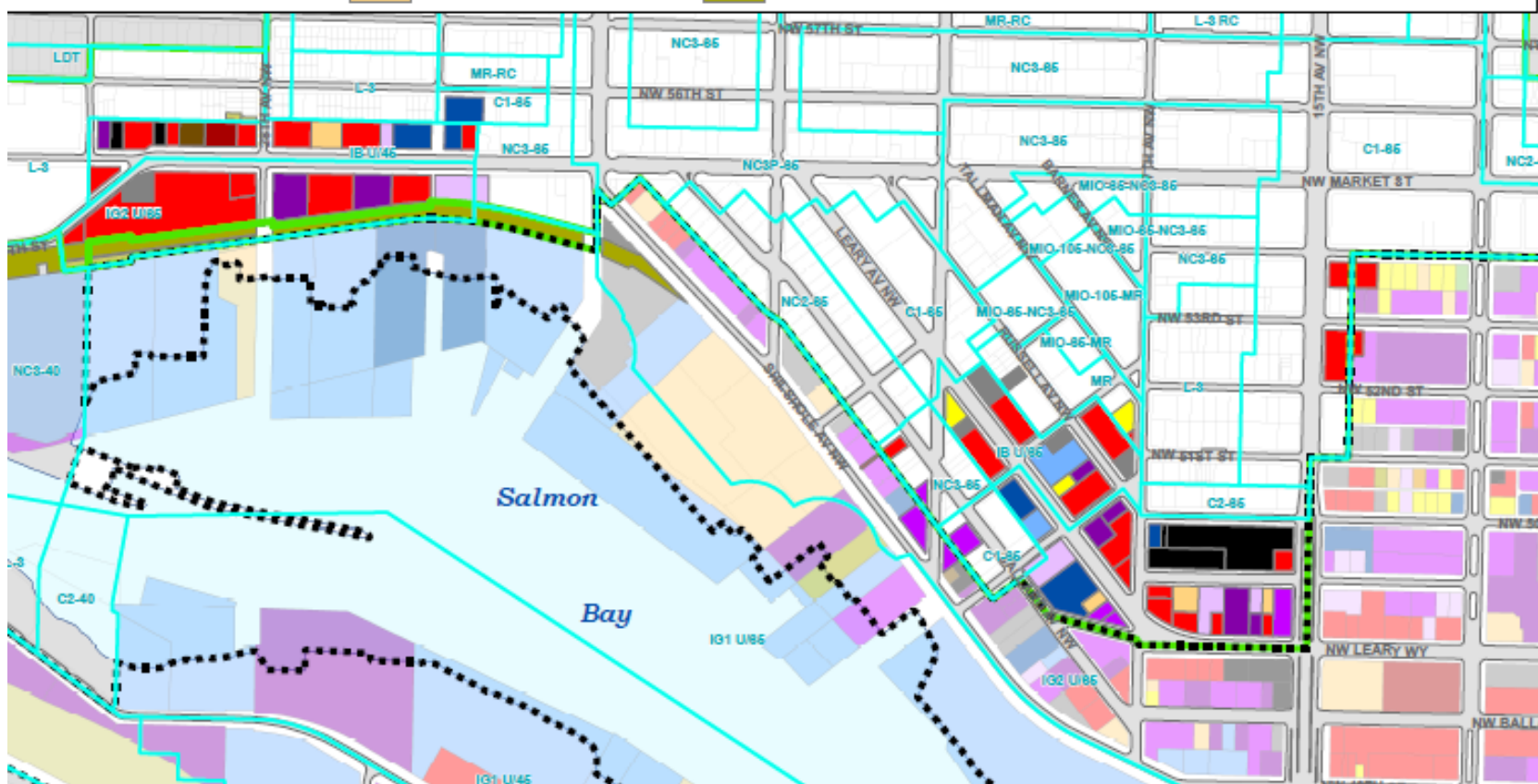
Vacant

Zoning

Ballard Urban Village

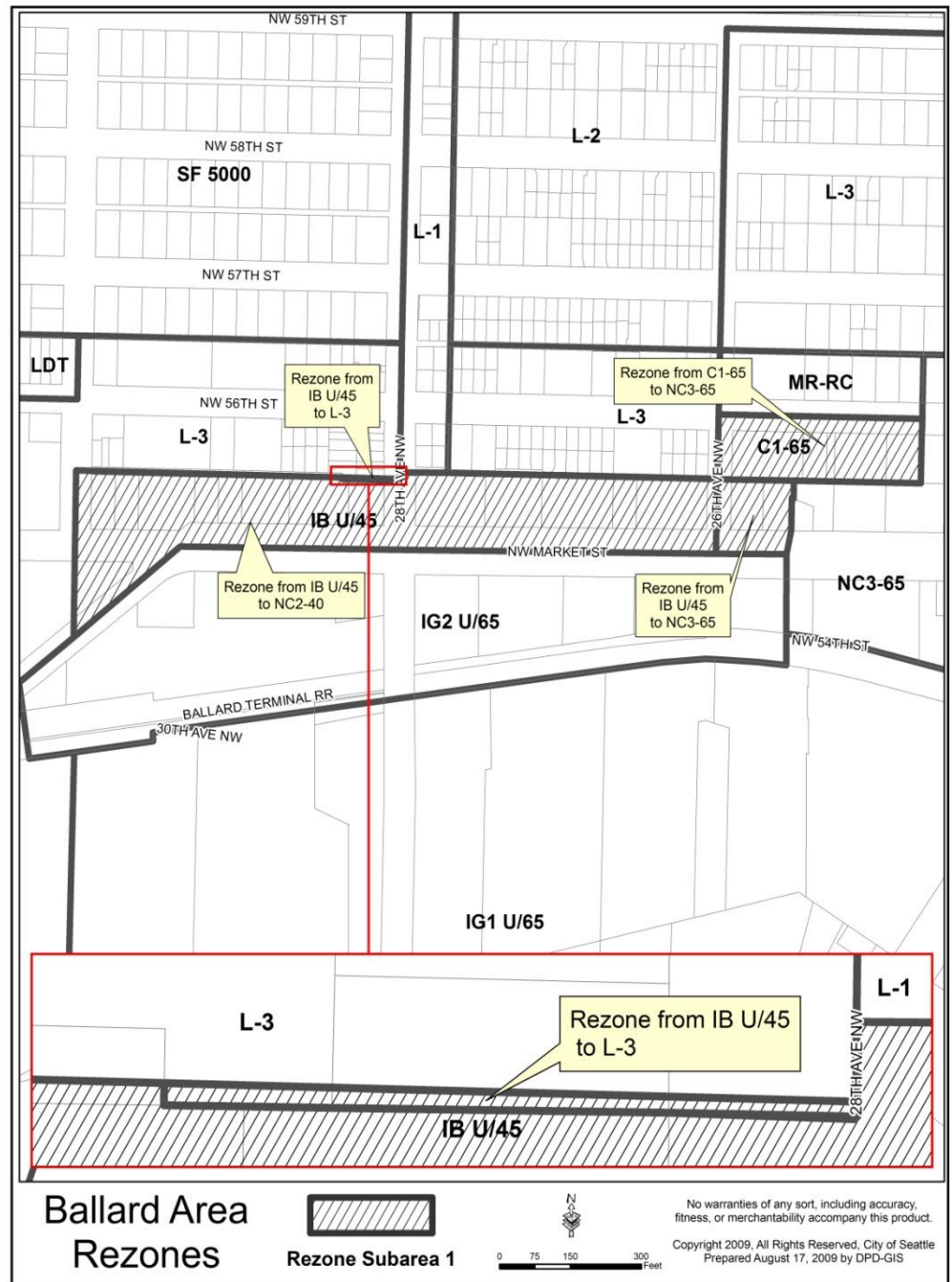
Manufacturing / Industrial Center

0 0.1 0.2 0.3 Miles



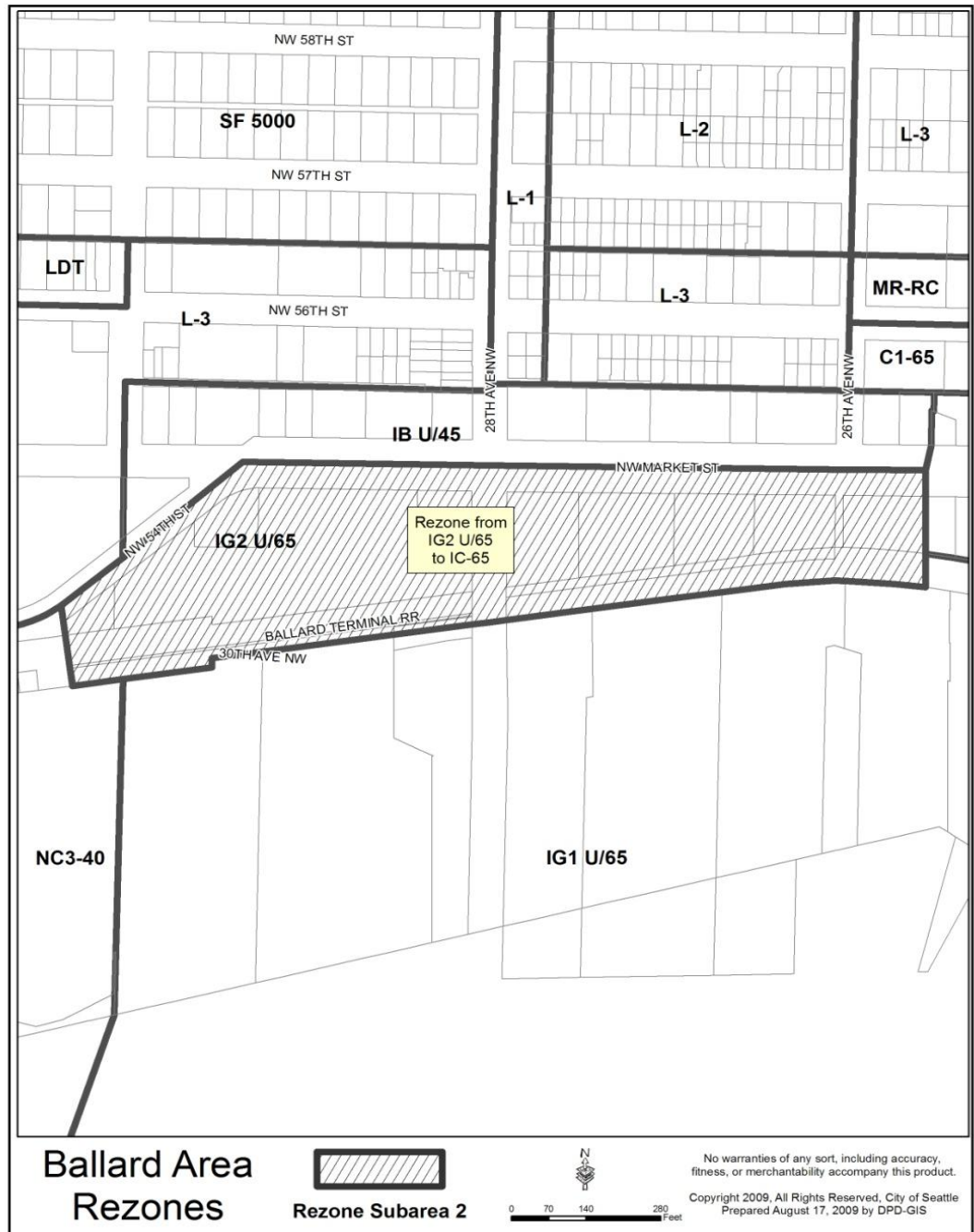
Subarea 1

- ~3.5 acres
- Existing zoning is IB U/45 and C1-65
- Proposed zoning to NC2-40, NC3-65 and L3

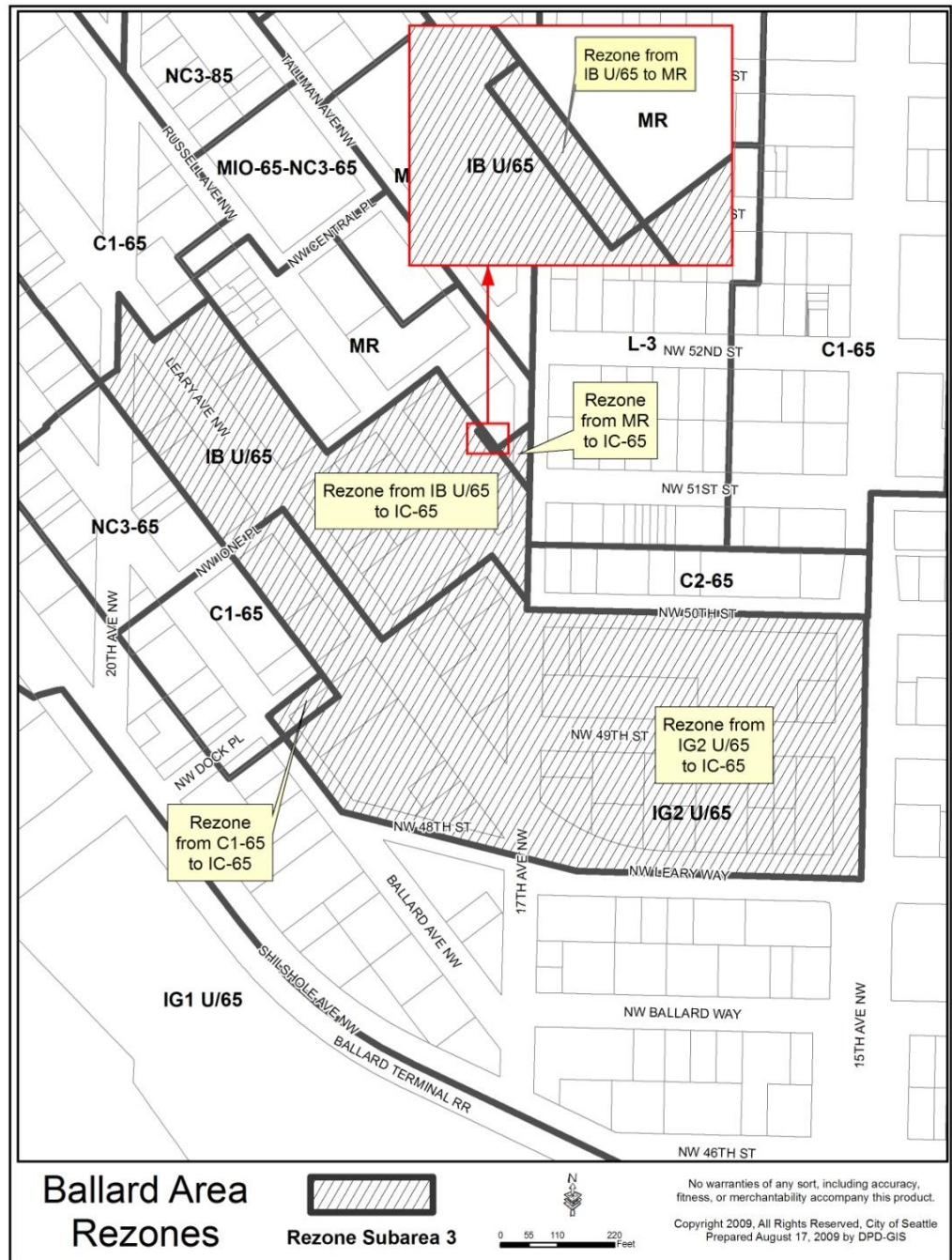


Subarea 2

- ~5.9 acres
- Existing zoning is IG2 U/65
- Proposed zoning to IC-65



- **~10.8 acres**
- **Existing zoning is IB U/65, IG2 U/65, C1-65, and MR**
- **Proposed zoning to IC-65 and MR**

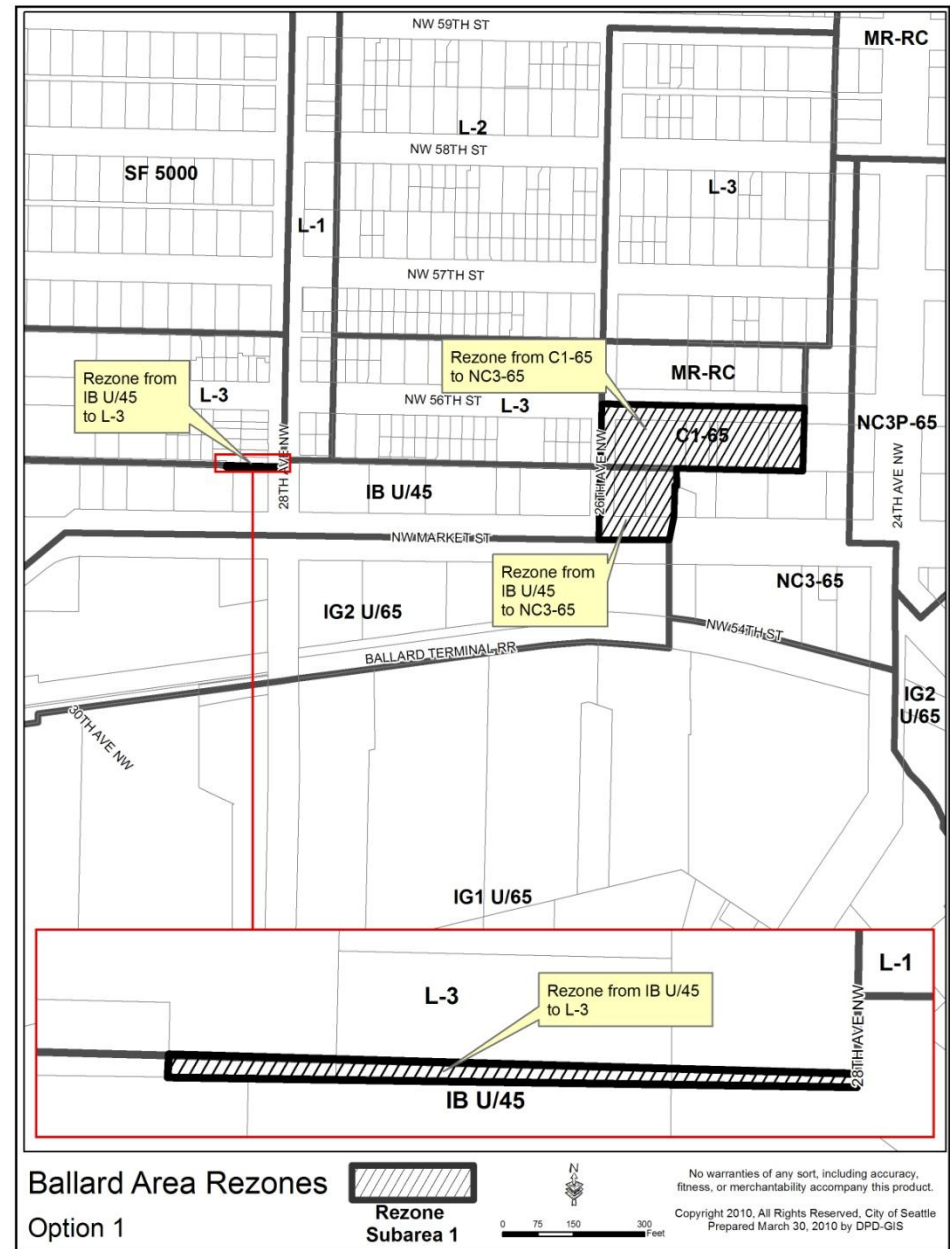


Additional Recommendations

- ❑ **For all IC zones in Urban Villages/Centers**
 - ❑ Green Factor
 - .30 – consistent with requirements for other commercial zones
 - ❑ Design Review
 - Consistent with requirements for other commercial zones
- ❑ **Impacts IC zoning in Ballard, Fremont, Eastlake, University Community**

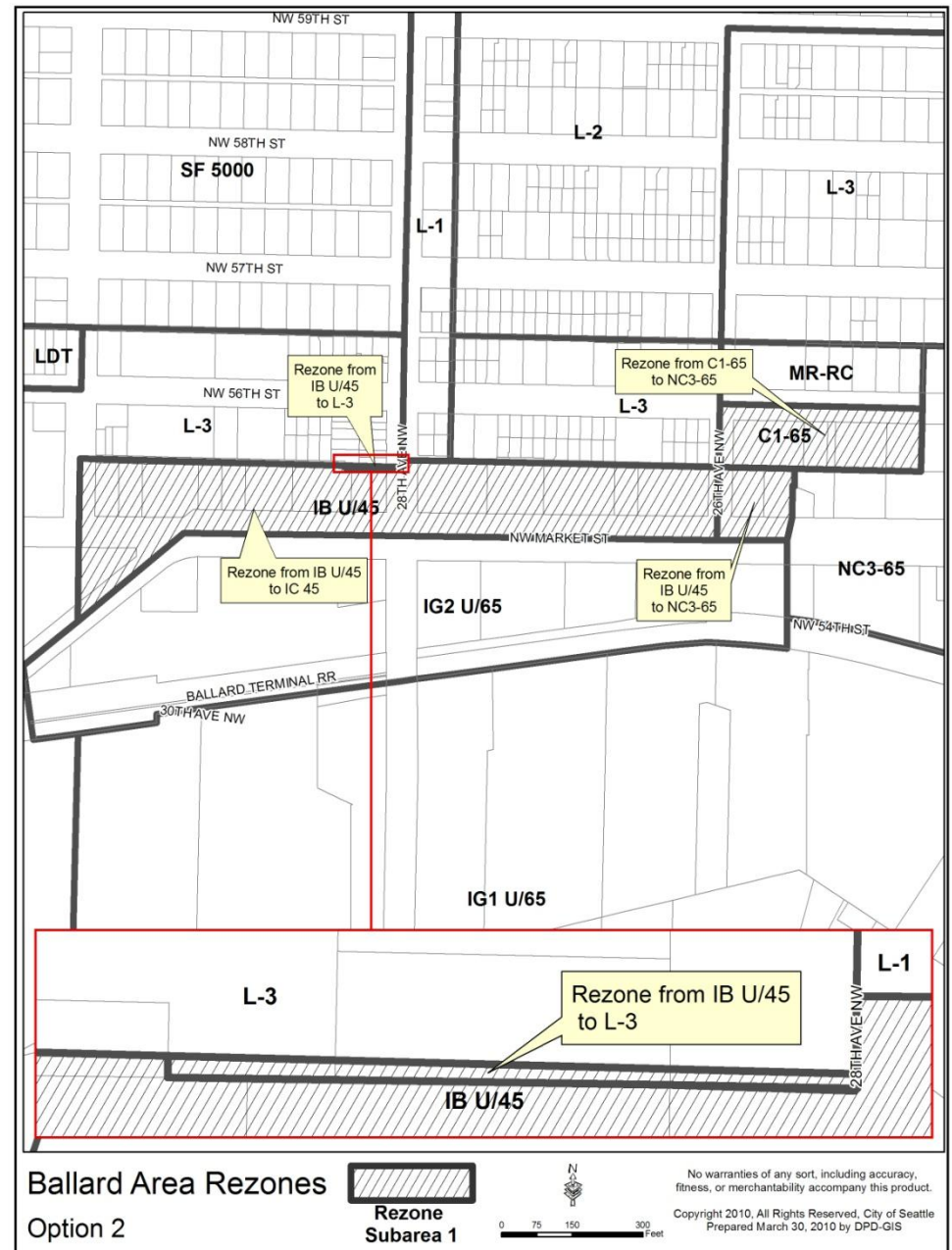
Subarea 1 – Option 1

- **Maintain IB U/45 Zone**
- **Rezone two parcels of Limback Lumber Site to NC3 65**



Subarea 1 – Option 2

- **Rezone IB U/45 to IC 45**
- **Rezone two parcels of Limback Lumber Site to NC3 65**



Subarea 1 – Option 3

- **Rezone IB U/45 to IC 45, including two parcels of Limback Lumber Site**

